



AMHURST ROAD, LONDON, E8  
**£500,000 LEASEHOLD**

## A TWO BEDROOM PERIOD CONVERSION WITH A PRIVATE GARDEN JUST A SHORT WALK TO HACKNEY DOWNS STATION

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## DESCRIPTION:

This charming two-bedroom flat is situated on the lower ground floor of a beautiful period building, the flat comprises a welcoming entrance hall that leads to a bright reception room with large windows that provide plenty of natural light. The fully fitted kitchen is adjacent to the living room, making it easy to entertain guests while cooking. The master bedroom is a generous size and has a door leading directly to the private garden. The second bedroom is also a good size and would be perfect for a child's room, a guest room or a home office. There is also a modern bathroom with a full-size bathtub and a separate shower.

The private garden is a fantastic addition to this flat, offering a peaceful retreat in the heart of the city. It's accessed via the master bedroom, which means that you can enjoy your morning coffee or al fresco meals in complete privacy.

The flat is located in a popular residential area close to Hackney Downs station, which provides excellent transport links to central London and beyond. The area is well served by local amenities, with plenty of shops, cafes, and restaurants just a short walk away. There are also several parks nearby, including Hackney Downs Park, which is just a few minutes' walk away, and provides a peaceful green space for residents to enjoy.

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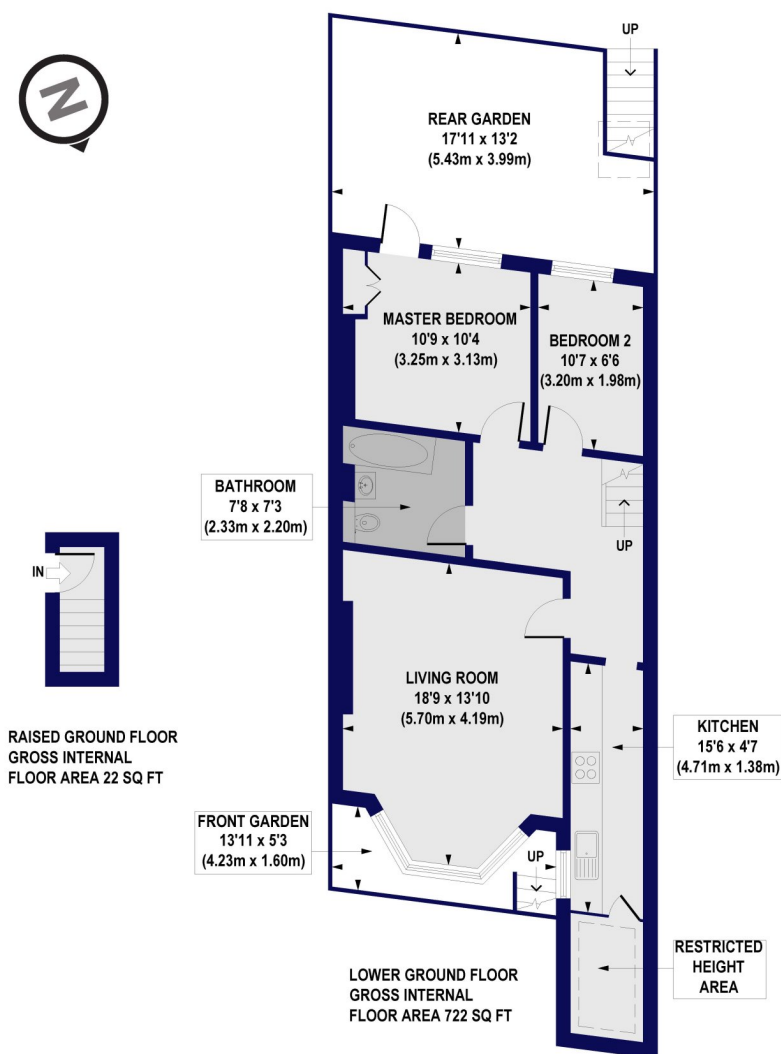
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## Amhurst Road, E8

Approx. Gross Internal Floor Area 744 sq. ft / 69.15 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 710 sq. ft / 65.95 sq. m (Excluding Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)	69	79
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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